



FOR LEASE OR SALE
7845 CARNEAL RD

338,935 SF
WEST PADUCAH, KY

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

MICHAEL JENSEN | 262-496-9170 | MJENSEN@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**DIRECTLY ADJACENT TO
THE TRIPLE RAIL SITE**



**ADDITIONAL LAND
AVAILABLE FOR EXPANSION**



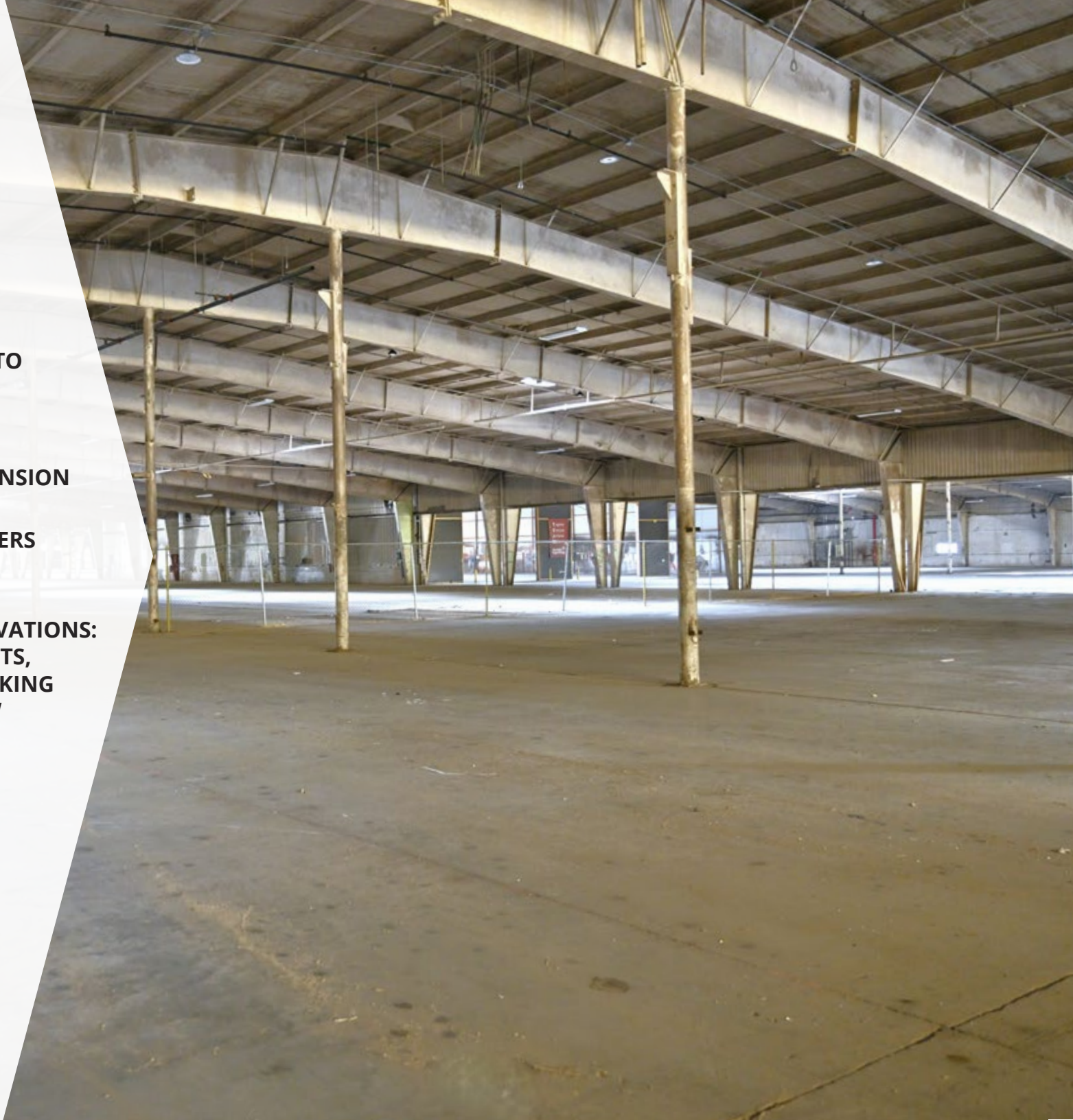
**ADJACENT TO BIG RIVERS
SUBSTATION: 15MW**



**2026 PLANNED RENOVATIONS:
WHITE-BOX, LED LIGHTS,
EXTERIOR PAINT, PARKING
LOT, NEW ROOF, NEW
DOCKS, & MORE**



**CLOSE PROXIMITY
TO THE PADUCAH
GASEOUS DIFFUSION
PLANT**



PROPERTY DETAILS

7845 CARNEAL RD | WEST PADUCAH, KY

AVAILABLE SPACE	338,935 SF
DOCK DOORS	10
DRIVE-IN DOORS	4
CLEAR HEIGHT	16' - 23' 6"
COLUMN WIDTH/DEPTH	24' x 100'
ROOF	Metal, Pitched
WALLS	Metal & Masonry
FLOORS	6" Concrete
YEAR BUILT	1966
FIRE SUPPRESSION	100% Wet
POWER	277/480v 3 Phase
PARKING	185 Surface Spaces
LAND AREA	29.15 Acres
RAIL ACCESS	Rail Possible via Canadian National
STORAGE SILOS	One 20,000 gal, Heated Ten 104,000 lb
ZONING	ML: Light Industry Zone
PARCEL ID	054-00-00-023.01



WASTEWATER TREATMENT SYSTEM



FULLY FENCED



CONVENIENT ACCESS TO I-24



PADUCAH: AN AREA POSITIONED FOR TRANSFORMATION

TRIPLE RAIL SITE

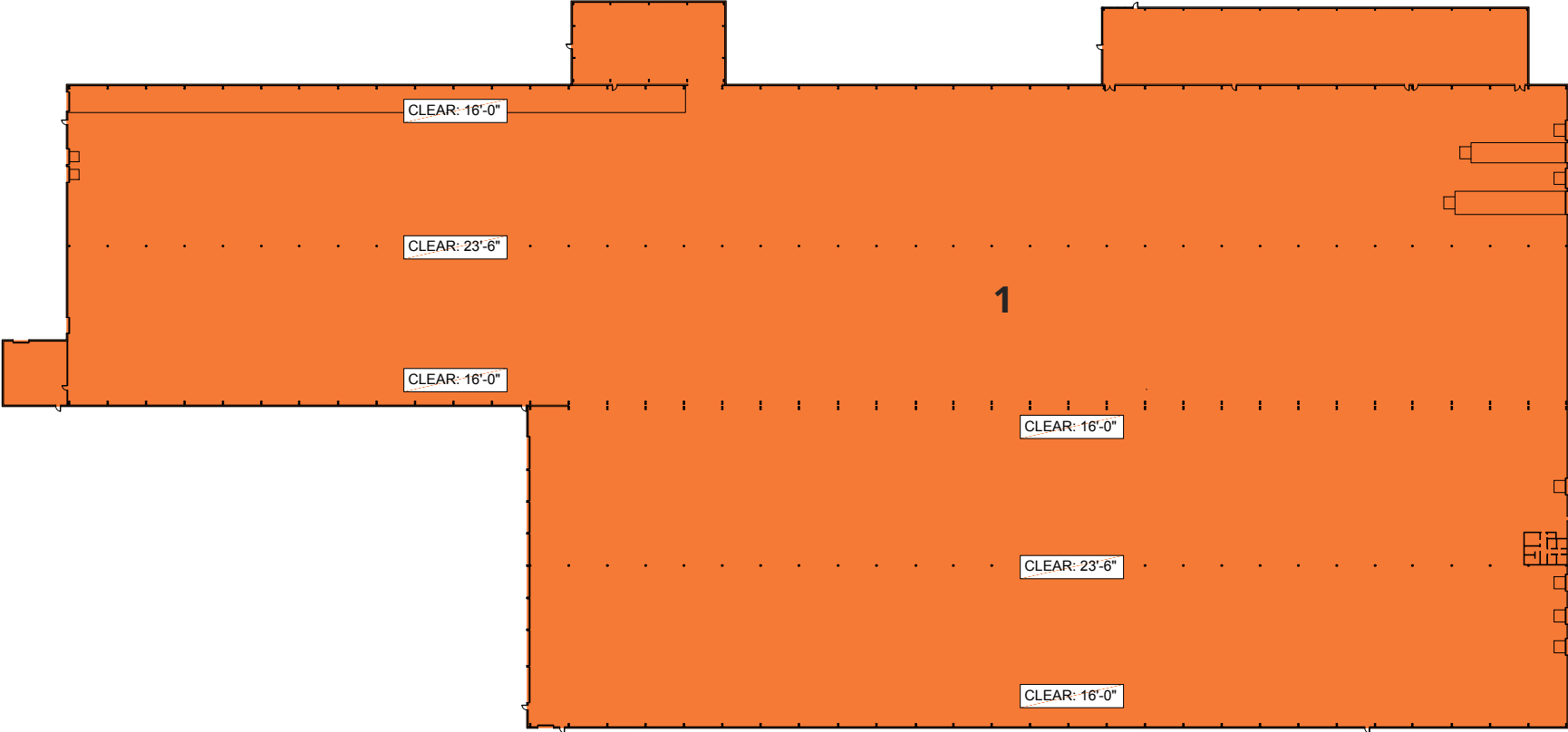
- Over 800+ acres of greenfield land slated for large-scale industrial development (owned by EDC)
- All utilities in place, each having a significant amount of excess capacity
- Triple service providing direct access in all directions: North, South, East, and West
- Barge access at the confluence of the Ohio, Tennessee, and Cumberland rivers, and just miles from the Mississippi River

GASEOUS DIFFUSION PLANT

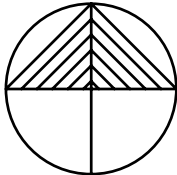
- Previously the last government-owned uranium enrichment facility operating in the United States
- One of four DOE nuclear complex properties identified as suitable homes for new data centers for artificial intelligence (AI) and electric power generation
- General Matter, a US uranium enrichment startup, set to invest \$1.5 billion to create a new commercial uranium enrichment facility on 100 acres excess land at Diffusion Plant

FLOOR PLAN

7845 CARNEAL RD | WEST PADUCAH, KY



NUMBER	SPACE DESIGNATION	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	10	16' - 23' 6"	338,935 SF
TOTAL				338,935 SF



SITE PLAN

7845 CARNEAL RD | WEST PADUCAH, KY

Rossington

Ohio River

Metropolis

Fort Massac
State Park

ILLINOIS

KENTUCKY

Ohio River



TRIPLE RAIL SITE



High Point

PADUCAH GASEOUS
DIFFUSION PLANT



Grahamville

Metropolis Lake Rd

Ogden Landing Rd

Heath

Woodville Rd

Woodville Rd

Woodville Rd West Paducah

LOCATION MAP

7845 CARNEAL RD | WEST PADUCAH, KY

I-24	6 MILES
NASHVILLE, TN	147 MILES
ST. LOUIS, MO	175 MILES
LOUISVILLE, KY	226 MILES



WEST PADUCAH

